

FINDINGS OF FACT

Abdulaziz Sheikh is the listed owner of the property at 1806 26th Street E., in the City of Minneapolis. Mr. Sheikh purchased the property sometime in 2010. Mr. Sheikh did not obtain a rental license after purchasing the property in 2010.

On October 27, 2011, the property at 1806 26th Street E. was found to be occupied by individuals who were not the owners of the property. On October 27, 2011, a violation letter was issued to the owner, Abdulaziz Sheikh and an administrative citation was issued in the amount of \$500.00. The violation letter stated that the property was being occupied illegally without a rental license and gave the owner a date to come into compliance. The \$500.00 administrative citation was later cancelled due to a clerical error.

On May 21, 2013, the property was again found occupied without a valid rental license and a warning letter was issued to the owner, Abdulaziz Sheikh on May 23, 2013. A re-inspection at the property was completed on June 6, 2013, and the property was again found to be illegally occupied without a rental license. On June 7, 2013, an administrative citation was issued to Abdulaziz Sheikh in the amount of \$500.00. On July 1, 2013, a re-inspection was conducted and the property was again found to be illegally occupied without a rental license. The tenants were given until August 1, 2013, to vacate the property.

On June 4, 2013, the Minneapolis City Council made a final decision to revoke the rental license, held by Abdulaziz Sheikh, for the property located at 2628 13th Avenue S., Minneapolis, MN. Minneapolis Code of Ordinances § 244.1910 (a) (13)(b), provides that “Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.”

On July 26, 2013, a Notice of Denial of Rental License or Provisional License was issued to Abdulaziz Sheikh by the Housing Inspections Division. The Notice of Denial stated that the reason for the Notice of Denial was based upon violation of M.C.O. § 244.1910 (a) (13) (b) due to Mr. Sheikh being ineligible from obtaining any new rental licenses based upon the revocation of the rental license he held previously at 2628 13th Avenue S.

Additionally, the Notice of Denial of Rental License or Provisional License listed a violation of M.C.O. § 244.1910 (a) (19) as a reason that the rental license at 1500 26th Street E. was being denied. 244.1910 (a) (19) provides: “The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.” Mr. Sheikh had been issued administrative citations for renting the property without a valid rental license on October 27, 2011, and on June 7, 2013. In addition the property was cited for rubbish removal or for long grass five times since 2010. In addition the property has a few open housing orders and a few unpaid administrative citations all of which show that Mr. Sheikh has not properly managed his property.

On August 5, 2013, Abdulaziz Sheikh filed an application for rental license for the property at 1806 26th Street E. On August 9, 2013, a letter was sent to Mr. Sheikh stating that the application was rejected due to the pending Notice of Denial. The property was also posted with notice of the Notice of Denial. The owner was given fifteen (15) days to file an appeal of the Notice of Denial of Rental License or Provisional License, which he failed to do.